



AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ September 10, 2015 at 7:00 pm

**Place 1 Chris Schwendenmann
Place 2 vacant
Place 3 Jason Anderson
Place 4 Sid Sokol - Chair**

**Place 5 Richard Allen – Vice Chair
Place 6 Betty Saenz
Place 7 Marshall Hines**

1. Call to Order
Meeting called to order at 7:02 pm
2. Roll Call
All Commissioners were present (Place 2 is vacant).
3. Approval of Minutes:
Regular Planning & Zoning Meeting: August 27, 2015
Motion made by Commissioner Allen to approve the minutes, seconded by Commissioner Saenz. Motion passed unanimously.
4. Director's report to P & Z Commissioners on actions taken by the City Council at the September 3, 2015 meeting. **Tom Yantis, Assistant City Manager, reported on actions taken by the City Council at the September 3, 2015 meeting.**
5. Review meeting protocol
Chairman Sokol referred to the printed meeting protocol.

6. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No Citizens wished to speak.

Consent Agenda

7. Subdivision Case 14-FP-030: Consider action on the Mason Ranch, Phase 1, Section 3 Final Plat for 10.327 acres more or less; WCAD Parcels R419630 and R524313; generally located to the northeast of the intersection of Lakeline Boulevard and Carmine Drive; Leander, Williamson County, Texas. Applicant/Agent: Geoff Guerrero (CBD, Inc) on behalf of John Zinsmeyer (KB Home Lone Star, Inc)
8. Subdivision Case 15-TOD-FP-020: Consider action on the Oak Creek, Phase 1, Section 1 Final Plat for 8.076 acres more or less; WCAD Parcels R525192 and R395875; generally located to the north of the intersection of West Broade Street and Longhorn Cavern Road; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.
9. Subdivision Case 15-TOD-FP-025: Consider action on the Oak Creek, Phase 1, Section 2 Final Plat for 28.997 acres more or less; WCAD Parcels R529005, R529009, R529001, R529002, R529003, and R529000; generally located to the south of the intersection of West Broade Street and San Gabriel Pkwy; Leander, Williamson County, Texas. Applicant/Agent: Pape Dawson Engineers (James A. Huffcut, Jr) on behalf of Sentinel/Cotter Leander, LLC.

Commissioner Allen moved to approve the consent agenda with staff recommendation, Commissioner Anderson seconded the motion. Motion passed unanimously.

Public Hearing

10. Zoning Case #15-Z-013: Hold a public hearing and consider action on the rezoning of 10.922 acres more or less out of the M.S. Hornsby Survey, generally located to the northwest corner of Crystal Falls Pkwy and Lakeline Blvd, WCAD ID R526317, R526318, & R514375. Currently, the property is zoned GC-3-B (General Commercial). The applicant is proposing to zone the property to PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Cunningham-Allen, Inc (Jana Rice) on behalf of KB Homes Lone Star, Inc.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and recommends approval.

b) Applicant Presentation

Adam Diskin, applicant explained the purpose for the zoning request and explained the proposed changes to the PUD.

c) Open Public Hearing

Chairman Sokol opened the public hearing

Len Varmette – spoke in favor

Addy Sassman – spoke against

Jody Herrera – spoke against the four story buildings but supports the proposed changes.

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

**Commissioner Schwendenmann moved to approve the amended request that reduces the density from 186 units to 84 units all being single story buildings
Commissioner Allen seconded the motion. Motion passed 5 to 1 with
Commissioner Hines opposing.**

11. Zoning Case 15-Z-016: Hold a public hearing and consider action on the rezoning of a parcel of land located at 1001 Crystal Falls Parkway for 1.58 acres more or less; WCAD Parcel R331474. Currently, the property is zoned LO-1-B (Local Office). The applicant is proposing to zone the property to LC-2-B (Local Commercial), Leander, Williamson County, Texas. Mike Siefert on behalf of Lookout Partners, LP.

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and recommends denial of the LC-2-B and recommends a zoning change of LC-2-A.

b) Applicant Presentation

Mike Siefert, applicant explained the purpose for the zoning request.

c) Open Public Hearing

Chairman Sokol opened the public hearing

Leslye Irwin – spoke against

Dan Oliver- spoke against

d) Close Public Hearing

Chairman Sokol closed the public hearing.

e) Discussion

Discussion took place

f) Consider Action

Commissioner Anderson moved to approve with staff recommendation of LC-2-A. Commissioner Allen seconded the motion. Motion passed 4 to 2 with Commissioner Saenz and Commissioner Hines opposing.

12. P & Z Commission Progress Report for Oct. 2013 to Oct. 2014
 - A. Review and discuss Report
 - B. Make any changes or deletions if necessary.
 - C. Take action

The Commission discussed the progress over the past year and the importance of recruiting a geographic diversity of residents to serve on the P&Z and other city boards and committees.

Commissioner Hines requested adding to the annual work plan for next fiscal year a workshop and discussion regarding the City's policies related to the development and expansion of the pedestrian and bicycle network.

The Commission recommended forwarding the report as modified to City Council for approval.

13. Meeting adjourned **at 8:37 pm**

Chairman Sokol

ATTEST:

Ellen Pizalate, Secretary